

Exhibit "A"

CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS
512-244-3395

FIELD NOTES
384 SQUARE FEET
STREET VACATION
WEST 17TH STREET

FIELD NOTES FOR A 384 SQUARE FOOT TRACT OF LAND
BEING A PORTION OF WEST 17TH STREET TO BE VACATED,
ADJACENT TO 1700 SAN GABRIEL STREET AND HAVING BEEN
DEDICATED BY THE PLAT OF THE ORIGINAL CITY OF
AUSTIN AND FILED WITH THE GENERAL LAND OFFICE IN
TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING from a ½" iron rod found at the point of intersection of the West R.O.W. line of San Gabriel Street and the North line of West 17th Street, being the Southeast corner of a 0.5771 acre tract conveyed to Diane Michaels in Vol. 13263, Pg. 3641, Real Property Records, Travis County, Texas. Said iron rod also being the Southeast corner of Outlot 12, Division E, of the Original City of Austin, the Southeast corner of this tract, and the POINT OF COMMENCEMENT.

THENCE N 70° 18' 27" W, with the North R.O.W. line of West 17th Street, also being the South line of said Outlot 12, Division E, and the South line of the said Michaels tract, 140.63 feet to a point being the Northeast corner of this tract and the POINT OF BEGINNING.

THENCE through the interior of the said West 17th Street R.O.W. the following three (3) courses and distances:

- 1) S 19° 41' 33" W, 16.00 feet to a point being the Southeast corner of this tract.
- 2) N 70° 18' 27" W, 24.00 feet to a point being the Southwest corner of this tract.
- 3) N 19° 41' 33" E, 16.00 feet to a point on the North R.O.W. line of West 17th Street, also being the South line of the said Michaels tract, being the Northwest corner of this tract.

THENCE S 70° 18' 27" E, with the North R.O.W. line of West 17th Street and the South line of the said Michaels tract, 24.00 feet to the POINT OF BEGINNING and containing 384 square feet of land more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal August 22, 2006

Edward W. Bradfield, R.P.L.S. 5617

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Reviewed: 05-24-07
Amelgloren

Edward W. Bradfield

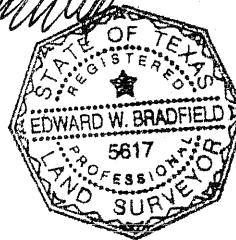
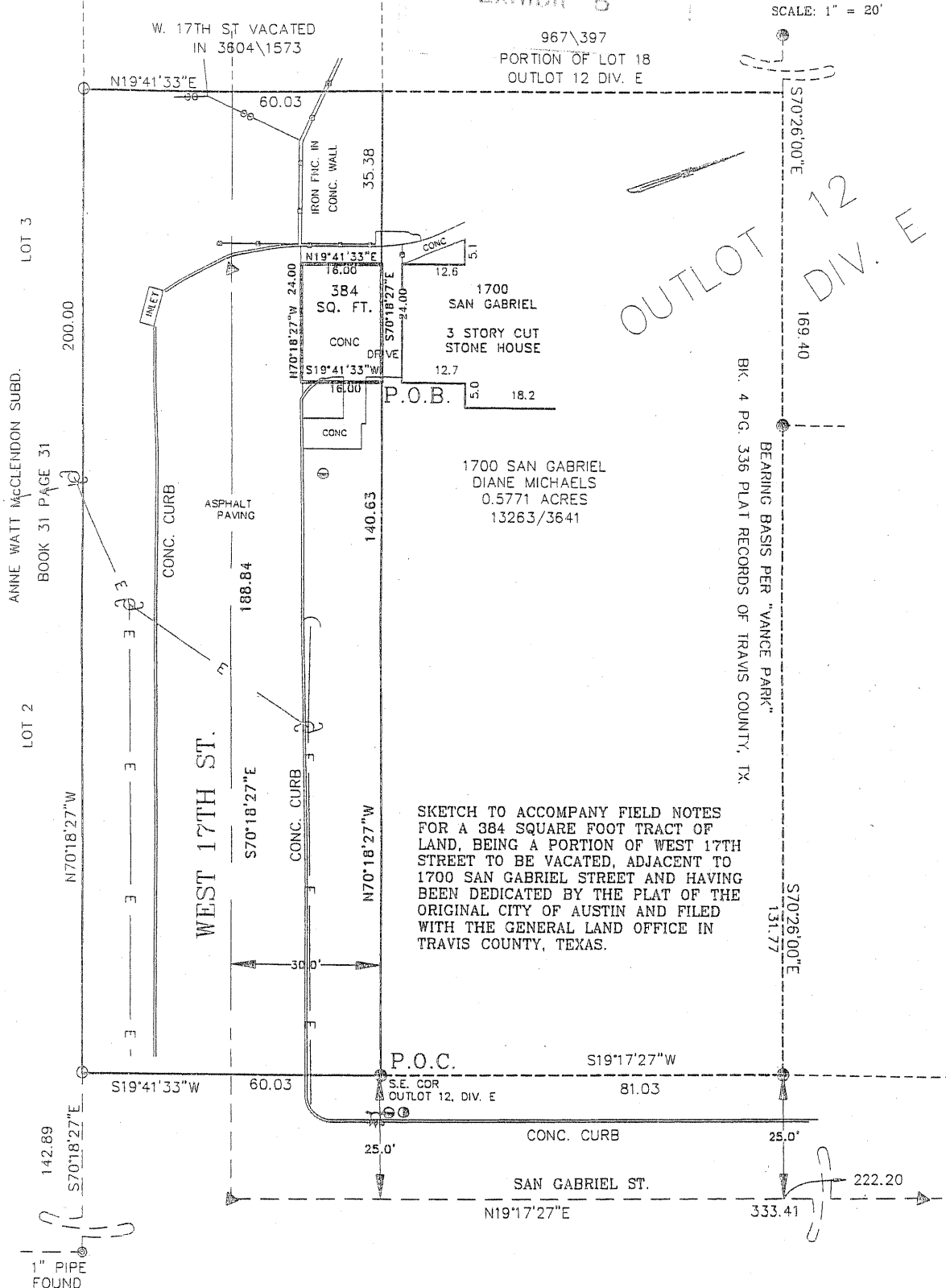


Exhibit "B"

SCALE: 1" = 20'



CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

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ROUND ROCK, TEXAS 78664
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STATE OF TEXAS
REGISTERED
EDWARD W. BRADFIELD
5817
LAND SURVEYOR

DATE: Aug. 22, 2006